

094.0

0004

0008.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

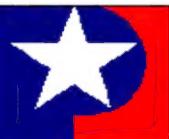
590,800 / 590,800

USE VALUE:

590,800 / 590,800

ASSESSED:

590,800 / 590,800


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		PETER TUFTS RD, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: BREEN STEVEN C	
Owner 2: BREEN TRACY V	
Owner 3:	

Street 1: 10 PETER TUFTS RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov:

Postal:

## NARRATIVE DESCRIPTION

This parcel contains .096 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Vinyl Exterior and 1200 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4160	Sq. Ft.	Site			0	70.	1.31	5									381,361						381,400	

## IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		4160.000	209,400		381,400	590,800			61701
							GIS Ref		
							GIS Ref		
							Insp Date		
							08/16/18		

PREVIOUS ASSESSMENT									Parcel ID	094.0-0004-0008.0	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes		
2022	101	FV	209,400	0	4,160.	381,400	590,800		Year end		12/23/2021
2021	101	FV	203,100	0	4,160.	381,400	584,500		Year End Roll		12/10/2020
2020	101	FV	203,300	0	4,160.	381,400	584,700		Year End Roll		12/18/2019
2019	101	FV	179,400	0	4,160.	386,800	566,200		Year End Roll		1/3/2019
2018	101	FV	185,300	0	4,160.	288,700	474,000		Year End Roll		12/20/2017
2017	101	FV	185,300	0	4,160.	261,500	446,800		Year End Roll		1/3/2017
2016	101	FV	185,300	0	4,160.	250,600	435,900		Year End		1/4/2016
2015	101	FV	174,900	0	4,160.	212,500	387,400		Year End Roll		12/11/2014

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TURNBULL THOMAS	28132-356		1/30/1998		189,000	No	No	Y	

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
8/16/2018		MEAS&NOTICE							BS	Barbara S		
12/22/2008		Meas/Inspect							294	PATRIOT		
4/22/2000		Inspected							263	PATRIOT		
2/1/2000		Mailer Sent										
2/1/2000		Measured							197	PATRIOT		
8/4/1993									EK			

Sign:  VERIFICATION OF VISIT NOT DATA

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>										
Type: 6	Colonial			Full Bath: 1	Rating: Average			PDAS WATER IN BMT.														
Sty Ht: 2	2 - 2 Story			A Bath:	Rating:																	
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																	
Foundation: 1	- Concrete			A 3QBth:	Rating:																	
Frame: 1	- Wood			1/2 Bath:	Rating:																	
Prime Wall: 4	- Vinyl			A HBth:	Rating:																	
Sec Wall:		%		OthrFix:	Rating:																	
Roof Struct: 1	- Gable			<b>OTHER FEATURES</b>																		
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Average			1st Res Grid   Desc: Line 1   # Units 1														
Color: WHITE				A Kits:	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O		
View / Desir:				Fpl:	Rating:																	
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:																	
Grade: C - Average				<b>CONDOS INFORMATION</b>																		
Year Blt: 1928	Eff Yr Blt:			Location:																		
Alt LUC:		Alt %:		Total Units:																		
Jurisdict:		Fact:	.	Floor:																		
Const Mod:				% Own:																		
Lump Sum Adj:				Name:																		
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>										
Avg Ht/FL: STD	AV - Average	31.	%	Phys Cond: AV	- Average	31.	%	Exterior:	No Unit	RMS	BRS	FL										
Prim Int Wal: 2	- Plaster			Functional:		%		Interior:	1	6	3											
Sec Int Wall:		%		Economic:		%		Additions:														
Partition: T	- Typical			Special:		%		Kitchen:														
Prim Floors: 4	- Carpet			Override:		%		Baths:														
Sec Floors: 5	- Lino/Vinyl	15	%	Total:	31	%		Plumbing:														
Bsmnt Flr: 12	- Concrete			<b>CALC SUMMARY</b>				Electric:														
Subfloor:				Basic \$ / SQ:	130.00			Heating:														
Bsmnt Gar: 1				Size Adj.: 1.35000002				General:														
Electric: 3	- Typical			Const Adj.: 0.97715974				<b>COMPARABLE SALES</b>														
Insulation: 2	- Typical			Adj \$ / SQ: 171.492				Rate	Parcel ID	Typ	Date	Sale Price										
Int vs Ext: S				Other Features: 58500																		
Heat Fuel: 2	- Gas			Grade Factor: 1.00																		
Heat Type: 5	- Steam			NBHD Inf: 1.00000000																		
# Heat Sys: 1				NBHD Mod:																		
% Heated: 100		% AC:		LUC Factor: 1.00																		
Solar HW: NO		Central Vac: NO		Adj Total: 303490																		
% Com Wal		% Sprinkled		Depreciation: 94082					Juris. Factor:			Before Depr:	171.49									
				Depreciated Total: 209408					Special Features:	0		Val/Su Net:	101.16									
									Final Total:	209400		Val/Su SzAd:	174.50									
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:										
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 094-0-0004-0008.0												<b>IMAGE</b>						
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value				
More: N					Total Yard Items:				Total Special Features:						Total:							